

Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot 5, Section 5 in Tract one within said Township and Township 5N, Range 5W in the Connecticut Western Reserve.	Month: May	Page: ONE
	Year: 2024	of ONE
Survey for: Richard J. Pijor and Sheryl A. Pijor		

Checked by RLK, MBL May 10th, 2024
Revised June 4th, 2024

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

MAP OF RE-SURVEY AND CONSOLIDATION OF
PPN 01-117393 and PPN 01-119123
Richard J. Pijor and Sheryl A. Pijor
16009 Messenger Road
DEEDS OF RECORD:
Volume 2021, Page 1507 and
Volume 1833, Page 404

REFERENCES

- *The May, 1929 map of Wilson's Corners N, prepared by E.A. Feidler, County Surveyor and filed as CH-0031-C-MESSENGER ROAD 1929 PLANS (CURVE).pdf in the GCRD.
- *The August, 1957 survey prepared by Donald J. Miller, Registered Surveyor 4174, recorded in Volume 2109, Page 2680 of GCRD, being the original survey, incorrectly assuming the centerline of Messenger Road as being the Township line.
- *The August, 1972 survey prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in Volume 2024, Page 9, Volume 2107 Page 821 and Volume 2127, Page 1573 of GCRD, incorrectly changing the ownership from the centerline of Messenger Road as surveyed previously to the northern R/W. It should be noted the centerline was the original intent of ownership and used in this survey.
- *The March, 1994 survey prepared by J.W. Daniel, Registered Surveyor 6222, recorded in Volume 2180, Page 382 of GCRD.
- *The July, 2007 survey prepared by J.W. Daniel, Registered Surveyor 6222, recorded in Volume 1833, Page 404 and Volume 2021, Page 1507 of GCRD.

ENGINEER'S APPROVAL

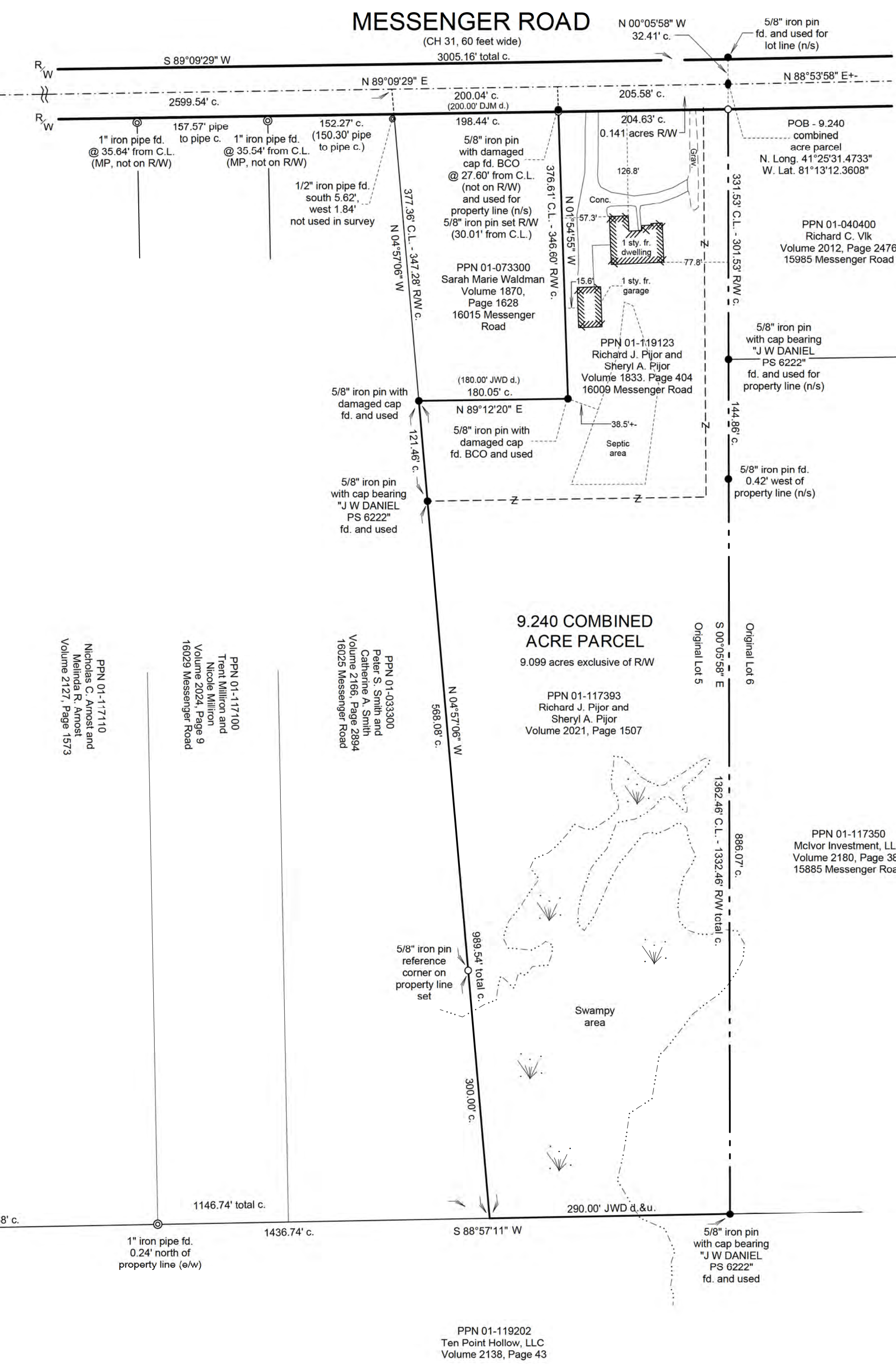
Survey Plat & Description
Approved Per O.R.C. 315.251
Gaugua County Engineer
Reviewed under the supervision of:
Steven R. Roescher, P.S. Ohio #7030
By: SNR Date: 06/04/2024
24-065

SURVEYOR'S CERTIFICATION

I certify that:
Richard J. Pijor and Sheryl A. Pijor
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.06(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this Survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 9th day of May, 2024.
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



ZONING APPROVAL
This resurvey and Consolidation of Lots complies with the applicable Auburn Township Zoning Resolution.
This ___ day of ___, 2024.
and is accepted by:
Signed _____
Printed Auburn Township Zoning Inspector

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, GEOID18



GRAPHIC SCALE: 1 inch equals 100 feet

- O - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c - Denotes calculated measurement
- d - Denotes deed measurement
- p - Denotes plat measurement
- o - Denotes observed measurement
- u - Denotes used measurement
- m - Denotes measured distance
- fd - Denotes found monument
- l - Denotes lot line
- R - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- MP - Denotes "measured perpendicularly" aka -Denotes "also known as"
- Rka - Denotes "formerly known as"
- FB - Denotes "field book"
- TR - Denotes "Township Road"
- CH - Denotes "County Highway"
- GCRD - Denotes "Gaugua County Records and Deeds"
- GCEER - Denotes "Gaugua County Engineer's Records"
- JWD - Denotes "J.W. Daniel" see References
- EAF - Denotes "E.A. Feidler" see References
- DJM - Denotes "Donald J. Miller" see References
- 4" - Denotes (M and B Railroad LLC) 4" high carbon steel railroad rail spike set flush with pavement.
- MB



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



9.240 COMBINED ACRE PARCEL

0.141 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 01-119123 and PPN 01-117393, Richard J. Pijor and Sheryl A. Pijor, Volume 1833, Page 404 and Volume 2021, Page 1507 of Geauga County Records and Deeds (GCRD). 16009 Messenger Road.

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Lot 5, Section 5 in Tract one within said Township and Township 6N, Range 8W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a railroad spike set on the centerline of Messenger Road (County Highway 31, 60 feet wide) at its intersection with the Lot line dividing Original Lot 5 and Original Lot 6, being the northwesterly corner of PPN 01-040400 as conveyed to Richard C. Vlk, recorded in Volume 2012, Page 2476 of GCRD, having a North Longitude of $41^{\circ}25'31.4733''$ and a West Latitude of $81^{\circ}13'12.3608''$ and referenced by a 1" iron pipe found at an angle point on said centerline South $89^{\circ}09'29''$ West, 3005.16 feet therefrom.

Thence South $00^{\circ}05'58''$ East, along the westerly line of said Vlk's land and also along a westerly line of PPN 01-117350 as conveyed to Mclvor Investment, LLC, recorded in Volume 2180, Page 382 of GCRD, passing through a $5/8''$ iron pin set at 30.00 feet and a $5/8''$ iron pin with cap bearing "JW DANIEL PS 6222" found at 331.53 feet, a total distance of 1362.46 feet to a $5/8''$ iron pin with cap bearing "JW DANIEL PS 6222" found at the southwesterly corner thereof, on a northerly line of PPN 01-119202 as conveyed to Ten Point Hollow, LLC, recorded in Volume 2138, Page 43 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South $88^{\circ}57'11''$ West, along said northerly line of the Ten Point Hollow, LLC parcel, 290.00 feet to the southeasterly corner of PPN 01-033300 as conveyed to Peter S. Smith and Catherine A. Smith, recorded in Volume 2166, Page 2894 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North $04^{\circ}57'06''$ West, along the easterly line of said Smith's land, passing through a $5/8''$ iron pin corner reference at 300.00 feet and a $5/8''$ iron pin with cap bearing "J W DANIEL PS 6222" found at 868.08 feet, a total distance of 989.54 feet to a $5/8''$ iron pin with a damaged cap found at the southwesterly corner of PPN 01-073300 as conveyed to Sarah Marie Waldman, recorded in Volume 1870, Page 1628 of GCRD, being a northwesterly

9.240 COMBINED ACRE PARCEL (continued)

corner of the parcel herein described.

Thence North 89°12'20" East, along the southerly line of said Waldman's land, 180.05 feet to a 5/8" iron pin with a damaged cap found bent, coned and observed at the southeasterly corner thereof.

Thence North 01°54'55" West, along the easterly line of said Waldman's land, passing through a 5/8" iron pin set at 346.60 feet, a 5/8" iron pin with a damaged cap found bent, coned and observed at 349.01 feet, a total distance of 376.61 feet to the northeasterly corner thereof, on the centerline of the aforesaid Messenger Road, being a northwesterly corner of the parcel herein described.

Thence North 89°09'29" East, along said centerline, a frontage distance of 205.58 feet to **The Principal Place of Beginning of this Survey** and containing 9.240 acres of land, of which, 0.141 acres are within the R/W of said Messenger Road, leaving 9.099 acres of land exclusive of said R/W, surveyed in May of 2024 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

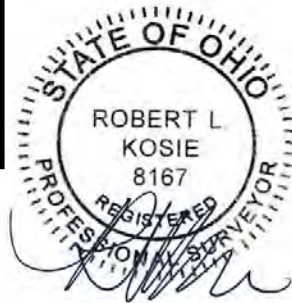
The intent of this survey is to combine PPN 01-119123 as conveyed to Richard J. Pijor and Sheryl A. Pijor, recorded in Volume 1833. Page 404 together with PPN 01-117393 as conveyed to Richard J. Pijor and Sheryl A. Pijor, recorded in Volume 2021, Page 1507 of GCRD. Known as being 16009 Messenger Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 06/04/2024

24-065



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

May 18th, 2024